



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF
STEVE WOLFSON

DOUGLAS A. SELBY
CITY MANAGER

July 12, 2004

Ms. Jerra Stewart
Mr. Charles Sammons
216 South Jones Boulevard
Las Vegas, Nevada 89107

RE: ZON-4077 - REZONING
CITY COUNCIL MEETING OF JULY 7, 2004
Related to SDR-4081

— APPROVED @ SAME TIME

Dear Applicant:

The City Council at a regular meeting held July 7, 2004 APPROVED the request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.32 acres at 216 and 220 South Jones Boulevard (APN: 138-36-112-013 and 014). The Notice of Final Action was filed with the Las Vegas City Clerk on July 8, 2004. This approval is subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. Approval of a Site Development Plan Review (SDR-4081) by the Planning Commission and City Council prior to the conversion of the single family residence to an office.

Public Works

3. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. Any new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
4. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.
5. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011

TDD 702.386.9108

www.lasvegasnevada.gov

18112-001-6/04

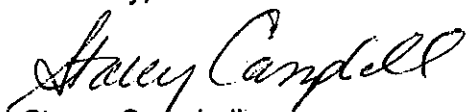
EDT-14214
RECEIVED

JUN 09 2006

Ms. Jerra Stewart
ZON-4077 Page Two
July 12, 2004

or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

Sincerely,



Stacey Campbell
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Mr. Gregory Wilde
ARG Investments, Limited Liability Company
208 South Jones Boulevard
Las Vegas, Nevada 89107

EDT-14214

RECEIVED

JUN 09 2006